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MINUTES OF THE MAY 27TH REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE: May 27th, 2026
3:00 PM

LOCATION: PCHA Main Campus and Hybrid
over ZOOM

IN ATTENDANCE: Chairperson Mark Martinez
Vice Chairperson Narva Walton
Commissioner Blaksley
Commissioner Stewart
Commissioner Schuler
Commissioner Winship

ALSO IN ATTENDANCE:

Victor Caesar, Executive Director
Christina McLeod, Director of Operations
Victor Lovelace, Director of Maintenance
Sean McKenna, Director of Project Management
Ney Calhoun, Human Resources Manager
Joanna Nieto, Controller
Darcy Erwin, Policy and Strategy Manager
Julie Foss, Quality Control Coordinator
Ariel Daniels, HCV Manager
Joshua Crites, Director of Strategic Initiatives, Brawner*
Zak DeGorgue, Managing Director of Development, Brawner*
Daisy Perez, Executive Administrative Assistant

*In Attendance Via Zoom/Phone

OPTIONAL WORK SESSION CALL TO ORDER

Chairperson Martinez called the Optional Work Session to order from 3:00 pm to 3:30 pm with the presence of a quorum. The Brawner consultants presented a strategic plan for long-term viability and quality affordable housing and project updates for Chateau Rainier. Commissioner Winship inquired how many units need to be converted to accessibility units. Brawner Managing Director of Strategic Initiatives Crites stated 13 units will be converted to accessibility units. No action was taken by the Board.

Having no further business with Brawner, Chairperson Martinez closed the Optional Work Session and called a five-minute recess.

BOARD OF COMMISSIONERS CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:30 p.m. with the presence of a quorum. All Commissioners were present at the start of the meeting except



Commissioner Schuler who arrived at 3:36 p.m.

AGENDA

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Commissioner Martinez asked for any changes to the Agenda. With no changes proposed a vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The agenda was so approved.

PUBLIC COMMENT

Chairperson Martinez called for public comment. No comment was given. Public comment was thereby closed.

CONSENT AGENDA

Chairperson Martinez called for a motion to approve the minutes of the April 29th, 2026, Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Winship seconded the motion. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Chairperson Martinez</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for April 2026. Commissioner Stewart so moved. Commissioner Winship seconded the motion. Chairperson Martinez asked for the recommendation of the Finance Committee. Commissioner Stewart answered that the committee met May 26th and based on the information provided Commissioner Stewart recommends approval of the cash disbursements. A vocal vote was taken with the following result:

	<i>In Favor</i>	<i>Opposed</i>	<i>Abstain</i>	<i>Absent</i>
<i>Commissioner Blaksley</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Stewart</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Commissioner Schuler</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Commissioner Winship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Vice Chairperson Walton</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Chairperson Martinez |

The cash disbursements from April 2026 were so approved.

AGENCY REPORTS

Executive Director Victor Caesar presented the Executive Report and Real Estate Development Update (page 11) of the May 27th, 2026, Regular Board Information Packet as written. No additional questions or comments were raised by the Commissioners.

Deputy Executive Director Tamara Meade was not present. HCV Manager Ariel Daniels presented the Deputy Executive Report Supported Housing Report and Two-Year-Tool Report (page 13-17) of the May 27th, 2026, Regular Board Information Packet as written, on her behalf. No additional questions or comments were raised by the Commissioners.

Director of Operations Christina McLeod presented the Affordable Housing Report (page 23) of the May 27th, 2026, Regular Board Information Packet as written. Commissioner Stewart sought clarification on the total delinquent number on the delinquency report. Director McLeod clarified that number is about a dozen households that are in eviction court or writ of restitution. Commissioner Stewart asked Director McLeod for her insight into tenants' high delinquency. Director McLeod stated that tenant job loss is a factor. Vice Chairperson Walton requested changes to the delinquency reports to include the percentages of the total that were due for each property. No additional questions or comments were raised by the Commissioners.

Controller Joanna Nieto presented the Finance Report (page 30) of the May 27th, 2026, Regular Board Information Packet as written. Vice Chairperson Walton asked how the April 2026 written off and collected compared to April 2025 and/or the previous month. Controller Nieto clarified that last year, and the first quarter of 2026 are not typical because there were a lot of past tenant balances. Vice Chairperson Walton requested additional information to compare the written off and collected for the month. Commissioner Blaksley requested clarification of the book value. Controller Nieto clarified that value is for bookkeeping. No additional questions or comments were raised by the Commissioners.

Director of Maintenance Victor Lovelace presented the Maintenance Report (page 50) of the May 27th, 2026, Regular Board Information Packet as written. Commissioner Schuler sought clarification on the cost of training for asbestos certification for maintenance staff. Director Lovelace stated he did not know the cost of training. No additional questions or comments were raised by the Commissioners.

Policy and Strategy Manager Darcy Erwin presented Policy and Strategy Report (page 52) of the May 27th, 2026, Regular Board Information Packet as written. Vice Chairperson Walton sought clarification if the purging of outstanding files were physical files. Policy and Strategy Manager Erwin clarified the purging of outstanding files is a combination of both physical and e-files. Vice Chairperson Walton inquired about a "shred party" for staff. Policy and Strategy Manger Erwin stated she hopes to not have a shred party and prefers the software purge the e-file or move the file to a longer retention depending on the record type. No additional questions or comments were raised by the Commissioners.

Director of Project Management Sean McKenna presented Project Management Report (page 53) of the May 27th, 2026, Regular Board Information Packet as written. Commissioner Blaksley commented she did not wish to wait until the June Board Meeting to ask questions or comment on. Commissioner



Blaksley inquired if they are leaving money on the table and questioned why HPC is selling buildings lower than 2022 appraisals. Director McKenna stated because of the existing condition of the buildings. Vice Chairperson Walton inquired about why HPC is fixing the buildings in addition to selling them at a low price. Executive Director Caesar stated the homes are community land trust model homes and it's to keep the payment affordable to the buyer, and factor in that interest rates have climbed significantly so the buying power of the low-income first-time home buyers is significantly lower than it would have been in 2022. No additional questions or comments were raised by the Commissioners.

COMMISSIONERS CORNER

Chairperson Martinez opened Commissioners' Corner. With no additional business, Commissioners' Corner was then closed.

EXECUTIVE SESSION

An Executive Session was called to discuss the performance of a public employee for a duration of 71 minutes from 4:49 p.m. to 6:00 p.m.

ADJOURNMENT

Having no further business to come before the Board, Chairperson Martinez called for a motion to adjourn the Regular Meeting of the Board of Commissioners. Commissioner Schuler moved to adjourn, and Commissioner Stewart seconded the motion.

With all in favor and none opposed, the meeting was adjourned at 6:01 p.m.